

December 15, 2024

City of Las Vegas  
Planning and Zoning  
495 S. Main St.  
Las Vegas, NV 89101

**RE: Detached Garage**  
**1600 S. Valadez St.**  
**Las Vegas, NV 89117**  
**APN: 163-04-605-011**

To Whom it May Concern:

The property is located on NE side of the major street on W. Oakey and S. Cimarron. It is a R-E zone and the gated community have 3 properties. This letter is a required justification letter for the Site Development Plan Review and Variance for a reduce setback along the north and west side of the property.

As illustrated on the site plan included on this submittal, a propose 2,500 SF detached garage with a 3' setback on the North and 3' setback from the CMU fence wall on the West side. This is a similar situation for the other 2 properties in the gated community. The adjacent north side of the property is a waterway (?) between properties with the other gated community. The west side has an approximate 5'-4" height CMU fence wall adjacent to Valadez St. A propose colored elevation is also included on this submittal and the color depicted is as close as the existing house. Material and color will match the existing house.

We wanted to preserve the existing driveway shared space for both attached and propose detach garage. No opening will be proposed on the North and West side of the structure.

We greatly appreciate your time and effort in the review of this application. If you have any questions or require further information, please let us know.

We hopefully request for your consideration.  
Alex Harutyunyan

**24-0649**  
12/19/2024